

**TOWN OF CLOVER
PLANNING COMMISSION REGULAR MEETING
CLOVER COMMUNITY CENTER
120 BETHEL STREET
JULY 16, 2020
6:00 PM**

MINUTES

2020

Fred Campbell
Jesula Muller

2021

Alvin Cantrell
Katherine Jones

2022

Johnny Dulin
Avery Kellam
Scott Gear

The Clover Planning Commission held a Regular Meeting on July 16, 2020. Chairperson Johnny Dulin, Fred Campbell, Katherine Jones and Scott Gear were present. Allison Harvey, Town Administrator, and Robby Moody, Planning Consultant, were also present. There were no members of the press in attendance.

I. CALL TO ORDER

Chairperson Dulin called the meeting to order at 6:05pm

II. APPROVAL OF MINUTES

- A. The minutes from June 25, 2020, Special Meeting were approved as submitted

Commissioner Campbell made a motion to approve, Commissioner Gear seconded, and the motion passed.

Chairperson Dulin opened the discussion to vote to put it on the Agenda for the August meeting to revisit recorded minutes from November 21, 2019 to amend language submitted by David Drechsler. All Commissioners approved to put the revisit on the August agenda.

III. UNFINISHED BUSINESS

IV. NEW BUSINESS

A. Clover Meadows, Phase 2 Final Plat, Section 3B

Mr. Robby Moody opened the discussion with stating this is the end piece of a 20 year build out with the extension of 3 roads. Sidewalks will be built with homes and streetlights will be installed at the later date by Duke Energy. Mr. Moody made the recommendation for the Commission to approve the final plat with the condition that the rest of the work be finished within 2 years. Commissioner Jones asked about the lack of landscaping on the plat and Mr. Moody provided the reasoning that the project is 20 years old and falls under the requirements of the Ordinance that was in place at that time. Commissioner Campbell spoke to the effect that Commission and Staff need to stay diligent and make sure the project gets completed within the 2-year timeframe. No further discussion came up.

Commissioner Gear made a motion to approve, Commissioner Campbell seconded, the motion passed unanimously.

B. Annex and Rezone Property 1140 Highway 55 East from BD-III to B-2/COD

Mr. Robby Moody opened discussion with the history of the property. Prior to being purchased the property was a convince store as well as a fire works stand. Staff stated that if the property was annexed in it would be considered B-2. Chairperson Dulin questioned what adjoined with the property was already in town limits. Allison Harvey stated that if you are a business and request to be on town water and sewer you are contiguous to follow the Ordinance and be annexed into town. Commission Campbell questioned if it would make the area more likely to be market pressured to be used as commercial in the future. Mr. Moody stated that it would, but Commission would have the chance to control the growth. No further discussion was held.

Commissioner Gear motioned to annex the property into town as B-2 parcel, Commissioner Campbell seconded, and the motion passed.

V. ADJOURNMENT

There being no further business the meeting adjourned at 6:31pm